



13 Thornhill Close

Holywell, Whitley Bay NE25 0JS

- Superb detached House
- Sought after location
 - 22 Ft Lounge
 - 16Ft Kitchen
 - Bathroom/WC
- Cul De Sac Location
 - 3 Bedrooms
 - Dining Room
 - Conservatory
- Double garage/ample parking

£350,000





ML Estates are thrilled to present this beautifully presented 3 bedroom detached house, situated in the ever so peaceful cul-de-sac of Thornhill Close looking onto Holywell Dene, Internal viewing is essential to appreciate this amazing family home.

Briefly comprising: Reception Hallway, ground floor Cloaks/WC, spacious bright and airy Lounge with feature fireplace surround with electric fire, Dining Room with double doors to Conservatory. Through to re fitted Kitchen with range of wall and floor units with contrasting work surfaces and integrated fridge freezer, gas hob, electric oven, sink with boiling hot water tap, door to rear door into garage which has ample space for Utility area. Pleasant conservatory with solid roof with French doors opening onto garden.

To the first floor there are three bedrooms, two with fitted wardrobes, family bathroom with panelled bath, separate shower enclosure with mains shower, low level WC, wash hand basin. Externally there is a excellent sized driveway offering off street parking leading to double garage with electric door, light, power and ample space for White goods and wall mounted central heating boiler.

To the rear and side there are good sized private gardens, mainly laid to lawn, paved patio area ideal for garden furniture.



Entrance Porch

Reception Hallway

Ground floor Cloakroom

5'1 x 4'7

Lounge

22'10 x 16'8 narrowing to 11'7

Dining Room

12'4 x 9'10

Kitchen

16'11 x 8'10

Conservatory

11'9 x 8'10

First floor landing

Bedroom 1

14'8 x 12'2 excluding robes

Bedroom 2

12'4 x 9'2

Bedroom 3

9'10 x 7'8

Bathroom/WC

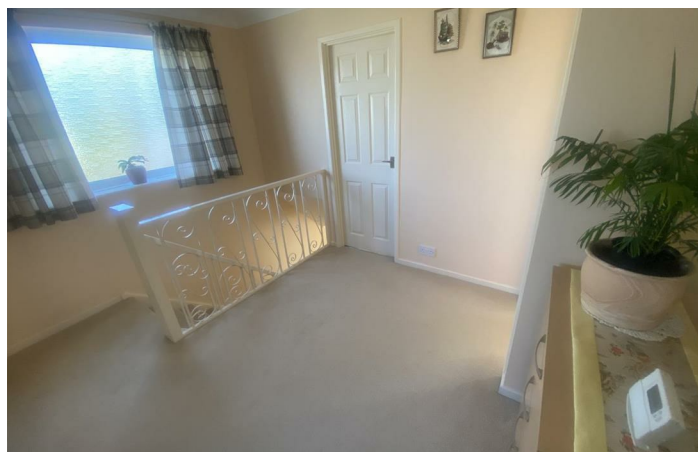
Double Garage

Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland Council
Council Tax Band D
EPC Rating
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

